

March 25, 2008

Chairperson Wert called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, March 25th, 2008 at 7:30 p.m. Other Board members in attendance included: Adam Blake, David Watkins, Robert Himes, Joe Bagi and Mark Mabelitini. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Ezio Miconi, Mary Wethington, and Philip Wethington.

Absence

Mr. Kidwell was not present due to travel. Mr. Blake **moved to excuse Mr. Kidwell from the meeting**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Blake, Mabelitini, Bagi, Himes, Watkins, and Wert. Nays: None.

Minutes

Chairperson Wert asked for discussion. Mrs. Patterson noted that changes were made to the draft version of the February 26th meeting minutes since they had been originally distributed in their packets. Mr. Blake **moved to approve the February 26, 2007, meeting minutes as amended**, seconded by Mr. Watkins. **Motion carried.** Ayes: Blake, Watkins, Himes, Bagi, Mabelitini, and Wert. Nays: None.

Chairperson Wert explained the guidelines and procedures for the meeting. She noted that once the Board made a decision the applicant/interested party had ten days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

Citizens Comments Not on the Agenda

There was none.

New Business

A. Ezio Miconi - 122 W. Main Street, Tipp City – Lot: Pt. IL 132 – Applicant requested Restoration Board approval for the repainting of the structure.

Present Zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052

Mr. Spring stated that the applicant requested Restoration Board approval for the repainting of the southern and eastern facades of the building located at 122 W. Main Street (Tipp Cyclery building). The current color of both the facades is white. The applicant proposed Heavy Cream. The applicant also requested a Certificate of Appropriateness for the repainting of the door and trim on these facades dark green to match the existing color scheme on the front (northern) facade.

Code §154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in

March 25, 2008

the district. The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:

- b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

Code §154.052(I)(8) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

8. The color or colors of the exterior as related to the color or colors of surrounding buildings.

Mr. Spring provided an excerpt from the Guidelines Booklet for Exterior Paint Color pp. 20-22, for the Board Members in their staff reports for their review.

Mr. Spring mentioned a sample card of the proposed colors and presented it to the Board for their review.

Mr. Spring stated that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Ezio Miconi, 1050 E. Evanston Road, stated that he would like to soften the look of the building by changing the white to a softer cream color and to add the dark green to continue the paint scheme from the front of the building.

Chairperson Wert asked for further discussion. There being none, Mr. Blake **moved to approve the application as submitted**, seconded by Mr. Bagi. **Motion carried.** Ayes: Blake, Bagi, Himes, Wert, Mabelitini, and Watkins. Nays: None.

B. Ezio Miconi – 433 W. Main Street, Tipp City – Lot: IL 1041 – Applicant requested Restoration Board approval to remove the existing cement tile roof and replace it with Sheriff-Goslin "art-Lock" shingles for both the primary home and the detached garage.

Present Zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052

Mr. Spring stated that the applicant requested Restoration Board approval to remove the existing cement tile roof and replace it with Sheriff-Goslin "art-Lock" shingles for both the primary home and the detached garage. The proposed new shingles would be "hunter green."

March 25, 2008

Code §154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in the district. The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:
 - b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

Code §154.052(I)(3) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

3. Roof type.

Mr. Spring provided an excerpt from the Guidelines Booklet for Asphalt Shingles page 23, for the Board Members in their staff reports for their review.

Mr. Spring noted that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Ezio Miconi, 1050 E. Evanston Road, Tipp City, presented the Board with a sample of the "art-Lock" shingle. Mr. Miconi also noted that the shingle had a 1920's look to them and was larger than the sample provided. Mr. Miconi mentioned that same type shingle was utilized on the home on the corner of Fourth Street and Main Street. Mr. Miconi stated that the original cedar shingled roof would remain intact. The asbestos cement reinforced shingles would be removed by a certified abatement company.

Chairperson Wert asked for further discussion. There being none, Mr. Himes **moved to approve the application as submitted**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Himes, Mabelitini, Blake, Bagi, Wert, and Watkins. Nays: None.

Chairperson Wert acknowledged Mr. Miconi's efforts to restore the balance to the structure and with the lighter colored roof on top of a lighter colored house was historically incorrect. Restoring to the darker roof was historically correct and acknowledge his extra efforts in that area and thanked him for preserving their town.

C. Mary Wethington for M n J's Gift Boutique - 125 E. Main Street, Tipp City - Lot: Pt. IL 17 - The applicant requested Restoration Board approval for the placement of a wall sign for the business located at 125 E. Main Street.

March 25, 2008

Present Zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(I)(9)

Mr. Spring stated that resulting from a change in use; the applicant was seeking an approved Certificate of Appropriateness from the Restoration Board regarding the placement of a wall sign for the business located at 125 E. Main Street. The proposed sign was +/- 16 sq. ft. in total area, and was +/- 96" wide and +/- 24" tall. The single sided sign would have gold leaf with black border lettering over a "fine wine" background, and include a "interactive cream" border. The sign would incorporate a "gift box & bow" logo. This property was the former location of the *Tale of Two Sisters*.

Mr. Spring also stated that the sign would be located on the southern façade of the structure in approximately the same location as the previous "Tale of Two Sisters" sign.

Mr. Spring noted that per Section §154.100, the sign in question was within the parameters of the total allowable area for wall signage for general commerce in a non-residential zoning district.

Mr. Spring also noted that per Section 154.052(I)(9) indicates that the Restoration & Architectural Board Of Review shall review plans for signs.

Mr. Spring provided an excerpt from the Guidelines Booklet for signage for the Board Members in their staff reports for their review.

Mr. Spring mentioned that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. A sign permit would be required to be obtained by the applicant and would be issued administratively upon approval of the Certificate of Appropriateness and payment of the corresponding permit fee (already applied for).

Mrs. Mary Wethington, 501 E. Monroe Street, Sidney, Ohio, stated that she currently had a store in Troy and she wanted to move it to downtown Tipp City. Mrs. Wethington mentioned that the sign was being done by Fred's signs and would like approval.

Mr. Himes was concerned with the font of the letters but did not have any particular objections.

Mr. Blake stated that there was a very eclectic variety of sign downtown and the only consistency being the signs obtained through a grant received and he thought the sign was appropriate.

March 25, 2008

Chairperson Wert asked for further discussion. There being none, Mr. Bagi **moved to approve the application as submitted**, seconded by Mr. Blake. **Motion carried.** Ayes: Bagi, Blake, Wert, Watkins, Himes, and Mabelitini. Nays: None.

Old Business

There was none.

Miscellaneous

There was none.

Adjournment

Chairperson Wert asked for further discussion or comments. There being none, Mr. Mabelitini **moved for adjournment**, seconded by Mr. Bagi and unanimously approved. Meeting adjourned at 7:47 p.m.

APPROVED: _____
Chairperson Janine Wert

ATTEST: _____
Mrs. Kimberly Patterson - Board Secretary